

21,39,40  
5/19/2005

Agenda Items Z-1, 39, and 40

Motion #	Council Action	Section # and Subject	Proposed Change	Current Ordinance	Comments	Votes Required for all three readings
University Neighborhood Overlay Amendments (Agenda Item Z-1)						
	Approve the following amendments to the University Neighborhood Overlay					5
1		25-2-753 LOCAL USES DESCRIBED	Food Preparation Use would only be allowed if done in conjunction with a Food Sales or Restaurant use.	Food Preparation is currently allowed	Food Preparation is the wholesale preparation of food such as a commercial bakery.  There was a concern that by itself this use would not lead to a pedestrian-oriented neighborhood. By requiring it be combined with a restaurant or food sales the Food Preparation use would have a local serving element.  This change would not affect caterers.	5
2		25-2-754(D) LOCAL USE REGULATIONS	Limit Local Uses to:  A.) Any zoning base district. B.) Subdistricts that allow building heights of 75 feet or greater. C.) Historically zoned properties in subdistricts that allow building heights of 60 feet or greater.	Allows Local Uses in all residential base districts if the applicable parts of the UNO ordinance are met.	Would move 100% commercial uses away from the interior of the UNO district.  Concern was expressed over allowing 100% Local Uses in the middle of a residential area and near the existing single-family neighborhoods.  Would help make smaller properties more economically viable.  Would allow commercial or office projects to build to UNO development standards.  Help make historic properties more economically viable and act as a means to preserve them.	5

Agenda Item Z-1 Continued

Agenda Items Z-1, 39, and 40

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<b>University Neighborhood Overlay Amendments (Agenda Item Z-1)</b>						
2 Cont'd		25-2-754(D) LOCAL USE REGULATIONS	Up to 100% of site can be used for Local Uses if:  A.) The site is zoned historic.  B.) The structure was constructed before the effective date of the UNO, has less than 10,000 square feet, is less than 60 feet tall and is located along the following corridors (the red lines on the map):  (i) Guadalupe Street between Martin Luther King, Jr. Blvd. and 29 <sup>th</sup> Street  (ii) Martin Luther King, Jr. Blvd between Guadalupe Street and Rio Grande Street  (iii) Rio Grande Street between 24 <sup>th</sup> Street and 23 <sup>rd</sup> Street  (iv) 23 <sup>rd</sup> Street between Guadalupe Street and Rio Grande Street  (v) 24 <sup>th</sup> Street between Guadalupe Street and Rio Grande Street.	The original ordinance does not have (iii) and (iv) listed as corridors.	Allowing these uses on historic sites can make them more economically viable and serve as a means of preserving them.  Although the UNO is designed to redevelop West Campus, the 10,000 square foot limit would help to make more economically viable and preserve some of the smaller, non-landmarked sites that add character to the area..	5

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Property Description	Future Land Use Plan	Existing Zoning	PC/Approved on First Reading	Approved on Second Reading	Neighborhood Plan/Staff Rec. for 3 <sup>rd</sup> Reading	Property Owner Recommendation	Valid Petition	Comments	Votes Required for Zoning (3 <sup>rd</sup> Reading)
<b>West University (Agenda Items 39 and 40)</b>									
Tract 80A 2307-2309 Rio Grande St Owner: Michel Issa Agent: Nikelle Meade Use: Office	High-Density Mixed-Use	GO	GO-NP (Allow Mixed-Use Building)	GO-NP (Allow Mixed-Use Building)	GO-NP (Allow Mixed-Use Building)	CS-NP (Allow Mixed-Use Building)	NO	<p>Staff does not object to the property owner's request for CS-NP zoning and allowing the mixed-use building.</p> <p>There is an amendment to change the University Neighborhood Overlay to allow local-serving commercial uses on sites not having a commercial base zoning district. The amendments would address the neighborhood opposition to the property owner's CS zoning request (Agenda Item Z-1).</p> <p>The University Area Partners have as a condition of support for any zoning changes in the area have required applicants to agree to install the wide sidewalks and streetscape improvements required by the UNO. In order to do the local-serving uses without a zoning change the streetscape improvements would be required.</p> <p>The property is in the Inner West Campus District (175' in the UNO).</p> <p>Letters of protest from surrounding property owners have been received but the appropriate documentation to consider these as valid petitions has not been provided to staff.</p>	4